



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE □ SNOHOMISH, WASHINGTON 98290 □ TEL (360) 568-3115 FAX (360) 568-1375

NOTICE OF REGULAR MEETING

DESIGN REVIEW BOARD

In the
Postmaster Conference Room
Snohomish City Hall
116 Union Avenue

WEDNESDAY

April 13, 2016

7:00 PM

AGENDA

- 7:00 1. **CALL TO ORDER:** Roll Call
- 7:05 2. **PUBLIC COMMENT:** Public comment on items not on the agenda.
- 7:10 3. **APPROVE** the minutes of the March 9, 2016, regular meeting.
- 7:15 4. **ACTION ITEMS**
- a. **DRB File: 16-06-DRB (P. 1)**
Applicant: Denise Johns for City of Snohomish Public Works
Proposed: Streetscape improvements
Location: 112 Union Avenue
- 1) Staff presentation
 - 2) Comments from applicant
 - 3) Public comment
 - 4) DRB deliberation and recommendation
- b. **DRB File: 16-08-DRB (P. 9)**
Applicant: Scott Swoboda and Alex Petrakopoulos
Proposed: Outdoor cooler enclosure and public space
Location: 801 First Street
- 1) Staff presentation
 - 2) Comments from applicant
 - 3) Public comment
 - 4) DRB deliberation and recommendation
- c. **DRB File: 16-09-DRB (P. 17)**
Applicant: Botesch, Nash & Hall Architects

Proposed: Front entry enclosure
Location: 1103 Pine Avenue

- 1) Staff presentation
- 2) Comments from applicant
- 3) Public comment
- 4) DRB deliberation and recommendation

8:00 5. **DISCUSSION ITEMS**

- a. Potential Concept for Exterior Modifications at 322 Avenue A (*P. 27*)
- b. **INDIVIDUAL DESIGN REVIEWS** (*P. 28*) Staff summary of individual member reviews from the preceding month.

8:15 6. **ADJOURN**

NEXT MEETING: The next regular meeting is scheduled for Wednesday, May 11, 2016, at 7:00 p.m. in the Postmaster Conference Room, Snohomish City Hall, 116 Union Avenue.



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DESIGN REVIEW BOARD MINUTES

Snohomish City Hall
116 Union Avenue
Postmaster Conference Room

March 9, 2015
7:00 p.m.

Members Present:

Darcy Mertz Krewson, Chair
Phillip Baldwin
Ed Poquette

Staff Present:

Brooke Eidem, Associate Planner
Angela Evans, Office Assistant II

Members Absent:

Yumi Roth
Joan Robinett Wilson

Citizens/Others Present:

Zach Wilde, Council Liaison
David Barone
Melvin Kiter
Tod Johnson

1. CALL TO ORDER at 7:00 p.m.

2. PUBLIC COMMENT

There were no public comments on items not on the agenda

3. APPROVE minutes of the February 10, 2016 meeting:

Mr. Poquette moved to approve the minutes of the February 10, 2016 meeting as written. Mr. Baldwin seconded the motion. The minutes were approved 3-0.

4. ACTION ITEMS

- a. **DRB File: 16-03-DRB**
Applicant: Pacific Environmental Services
Proposed: New sign plan
Location: 1105 Second Street

Ms. Eidem presented this conceptual application for a new sign plan for the Shell station at the corner of Second Street and Avenue B. The proposal includes refacing an existing freestanding sign, replacing wall signs on the food mart and service center, adding a yellow accent panel with

a red light bar on the fuel canopy fascia with Shell logo panel signs on the east and west sides, and new graphics on the fuel pumps. A complete sign review has not been conducted, however it appears the electronic component of the freestanding sign and the projection of the panel signs above the roofline of the canopy are not allowed under the sign code.

The site was the subject of a 2006 appeal of a Design Review Determination. The proposal at that time was to rebrand the site from Chevron to Shell and included signage as well as other site improvements. The applicant appealed the City Planner's conditions limiting signage on the fuel pumps and canopy, as well as a condition regarding proposed plastic fencing. The Hearing Examiner overturned the condition relating to the fuel pump. The condition regarding the fence was re-worded, and the conditions regarding the canopy were upheld.

Mr. Barone stated that the proposal is simply for brand identification. They realize they are in the historic downtown area, but the building itself was erected before the standards were in place and was not designed to meet the standards. He clarified that the food mart and service center signs are not illuminated, but rather flat panels with a vinyl graphic applied. The two canopy panels do not necessarily need to extend above the fascia of the canopy; the signs come in a variety of sizes. He stated that although the pole sign does use white in the surrounding materials of the graphic, when the sign lights up it is opaque and only the portions carrying color illuminate at night. There is a slight halo effect because the center panel on the pecten is raised. It has a ghosting effect around the pecten which is the only light. The manual tile sign at night will appear the same as the LED sign because of everything basically being blacked out during the day. Mr. Barone did not have illumination percentages to show the Board but stated the illumination is LED on the inside and diffused so there are no bright points of light.

Mr. Baldwin asked if there was filtering. Mr. Barone said there is filtering over the LEDs to diffuse the light as it goes through the red and yellow lensing so it spreads out to a uniform color, does not overheat, and there are no brighter or shadowed spots.

Mr. Poquette asked if the existing lighting that is underneath the canopy will be replaced with new LED white lighting. Mr. Barone does not believe there will be any change to the existing lighting.

Mr. Baldwin asked if the surface areas that are actually signs are within the standards for allowable surface area. Ms. Eidem stated that this information has not yet been reviewed as this is a conceptual application and sign area calculations were not submitted. However, allowable sign area does not appear to be a significant issue.

The Board discussed applicable standards. Chair Mertz Krewson expressed concern about the illuminated canopy meeting standards. Mr. Baldwin asked if the canopy is illuminated or painted. The applicant answered the red portion on the curved panel has a LED diffuser bar which glows red at night. There is a clear slot on the back side that creates a ghosted affect on the curved panel face. Mr. Poquette asked if the whole color scheme without lighting is available as an alternative and the applicant confirmed that it is also available in a flat panel, non-illuminated system.

Chair Mertz Krewson suggested the applicant keep standard 1.C.3 in mind, which refers to branding and corporate logos not becoming the focal point of the site. She felt that the proposed illumination could become a dominant feature.

Mr. Poquette asked how far the yellow banding would extend on the canopy. The applicant stated the standard yellow band is just over 23 inches tall. The canopy is 42 inches tall.

The Board agreed the illuminated banding could become a dominant feature of the site and suggested the applicant look at different options for the canopy, such as a reduction in banding height. Non-illuminated banding was recommended. It was also recommended that the applicant submit a photo simulation or rendering to the Board to help determine the impact of the banding on this specific site.

The applicant thanked the Board and said he would run these comments past the Shell Design Manager, letting them know the suggested direction and option for a non-illuminated fascia on the canopy.

- b. **DRB File:** **16-04-DRB**
 Applicant: Melvin Kiter
 Proposed: Rear porch enclosure
 Location: 115 Avenue A

Ms. Eidem presented the proposal to enclose a rear porch on a building that was originally constructed as a single family home in 1905 and has been converted to commercial use. The rear portion of the building was added at some point, however it is unknown exactly when. An addition on the north side of porch was constructed in 1995. The applicant would like to enclose the approximately 50 square foot porch to create a storage area for the new tenant. He is proposing to reuse existing materials, including the siding and the rear facing door that would open to the eastern stairway. It appears likely that supplemental siding material will be needed, as there is an existing south-facing door that will be removed.

Mr. Kiter informed the Board that he was able to locate the same siding from two locations, so if they are in need of more, it is available.

Mr. Poquette moved to recommend approval of the proposal with a condition that cedar siding shall be used in the event additional materials are necessary, and if the building code requires the landing and stairway to be rebuilt, the design shall be submitted for individual review. Mr. Baldwin seconded the motion. The motion passed 3-0.

- c. **DRB File:** **16-05-DRB**
 Applicant: Tod Johnson
 Proposed: Building reface
 Location: 121 Glen Avenue

Ms. Eidem presented the proposal to the Board. The applicant is proposing to reface an existing building originally constructed in 1986 as a multi-tenant retail development. Most recently the building was used as a church. The new proposed use is for a self-serve Laundromat. Four

parapets are proposed on the front façade which would each project about 12 inches from the wall surface. Two windows will be removed from the front façade, as well as all windows from the Pearl Street façade. The remaining windows on the front will be replaced with new aluminum windows at a smaller dimension; the building wall below the window line will be increased to 36 inches. Open metal canopies are proposed over five of the seven front windows. A roofed canopy is proposed over the building entry. All canopy fascias will be ten inches deep. Corrugated metal is proposed for the entry canopy roof. Steel pergola structures are proposed over the remaining two windows on the front façade. The west and south facades will be surfaced in new stucco. The north and east façades will be repainted, but otherwise will receive no treatment. New galvanized gooseneck light fixtures are proposed along the front and south façades. Glazed double doors with metal frames are proposed for the entry, each side flanked with a column of glass bricks. Cherokee Chief dogwood trees are proposed to be planted in the existing tree grates. Seasonal plantings are proposed in the existing planter beds beneath some of the windows.

After the agenda was published the applicant submitted a revised proposal for the Pearl Street façade. This proposal incorporates a center parapet similar to the front façade. The parapet will also project about 12 inches from the wall surface for shade relief and will include additional gooseneck light fixtures.

A conceptual review of the proposed sign plan was also requested. The applicant is proposing three signs. One in the center above the building entry with the company logo, which will be internally illuminated with a Lexan material. The two other signs that say *Laundromat* are high-density foam letters with a satin painted finish. There are also two poster display cases on either side of the front entry that would be regulated as signs, meaning design review will be required whenever the posters are revised. The applicant has stated the existing freestanding sign in the parking lot will be removed.

Mr. Johnson stated the concept of the Laundromat is to create a 1930s art deco theater element. The proposed logo was taken from one originally designed in the late 1920s. The outside LED light fixture elements will create accent as well as light up the parking lot for safety and comfort of the customers. The fixtures are proposed to be galvanized, but they are open to doing a different finish if the Board prefers. Other changes to the building are internal and relatively straight forward, including very high-end finishes and a place for kids to play.

Chair Mertz Krewson asked if it was possible to add a high, small, narrow band of windows on the Pearl Street façade to help break up the blank wall. The applicant explained the reason for removing the windows is that restrooms will be in that area.

Mr. Poquette suggested using a different tree species because the canopy of the proposed tree can grow to 15-20 feet or more at maturity. He suggested using a *Cornus kousa* dogwood rather than Cherokee Chief, as it performs better in the local climate. Mr. Baldwin added that a columnar deciduous tree such as a Beech or Sentry maple may also be appropriate.

The Board agreed the proposal is consistent with all applicable standards. No concerns regarding the conceptual sign plan were raised, however the Board noted that the sign review would be conducted separately. Mr. Baldwin moved to recommend approval of the proposal

with the proposed change to the south elevation and a recommendation of an alternative tree species. Mr. Poquette seconded the motion. The motion passed 3-0.

5. INDIVIDUAL DESIGN REVIEWS

There were no individual design reviews conducted during the previous month.

6. ADJOURN at 8:35 p.m.

Approved this 13th day of April, 2016.

By: _____
Darcy Mertz Krewson, Chair

Meeting attended and minutes prepared by Angela Evans



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DESIGN REVIEW BOARD STAFF REPORT

| | | | |
|------------------------------|---|---------------------|----------------|
| Design Review Number: | 16-06-DRB | Meeting Date | April 13, 2016 |
| Applicant: | Denise Johns for City of Snohomish Public Works | | |
| Property Address: | 112 Union Avenue | | |
| Application Date: | February 26, 2016 | | |
| Project Description: | Streetscape improvements | | |

Subject Proposal:

The Public Works Department has proposed various modifications to the Union Avenue streetscape in front of the Engineering building south of City Hall. These modifications are intended to improve walkability and reduce stormwater runoff. The sidewalk panels extending from the south (exit) driveway of City Hall to the south end of the Engineering building will be removed and replaced with permeable pavers to allow surface water infiltration and improve pedestrian safety. Two raised planters designed for rain capture are proposed in the sidewalk, faced with brick veneer with a seat wall and street trees. Street trees are also proposed in two new street island bulb-outs; one located at the City Hall driveway and one at the alley south of 108 Union Avenue. The applicant has proposed a list of potential small sized trees, and is requesting input from the Board for the final species selection. A bench and planters are proposed adjacent to the building wall, to match existing street furnishings in the Historic District. A future phase would replace the street parking area with precast concrete pavers over a permeable base for water capture. These improvements model Low Impact Development (LID) methods consistent with the Washington State Department of Ecology's guidelines.

Project Location:

The site is a portion of the right-of-way adjacent to 112 Union Avenue, inside the Historic District.

Land-Use Designation:

The project area is within the public right-of-way and is not designated on the Land Use Map.

Requested Review:

The applicant has requested a *detailed* review.

Compliance with the Land Use Development Code - Title 14 SMC

The proposal does not appear to conflict with development regulations in Title 14 SMC.

Action Item 4a

HISTORIC DISTRICT DESIGN STANDARDS

1.A.2. SIDEWALKS

Sidewalks shall be provided across all street frontages and up to all building entries.
Wide sidewalks are appropriate for commercial streets.

Board evaluation: Consistent: ☐ Inconsistent: ☐ More information needed: ☐

Notes:

Staff comments: The existing sidewalk is approximately ten feet wide. The proposed planters and the seat will reduce the walkable area of the sidewalk. However, it appears to staff there is adequate pedestrian maneuvering area.

1.A.11.LANDSCAPING IN PARKING AREAS

Street trees are required.

Board evaluation: Consistent: ☐ Inconsistent: ☐ More information needed: ☐

Notes:

Staff comments: Six new street trees are proposed. The applicant is requesting guidance from the Board in making the final selection, however four small species have been identified for this project. These include: Amelanchier (serviceberry), Acer circinatum (vine maple), Acer palmatum (Japanese maple), and Styrax japonica (Japanese snowbell). Of these, the serviceberry and snowbell are among the approved trees in Appendix E of the Design Standards. The specific maple species are not, but may be considered similar to other maple varieties that are listed.

1.A.11.LANDSCAPING IN PARKING AREAS

Seasonal flower plantings are encouraged, such as hanging baskets, oak barrels, and pots.

Board evaluation: Consistent: ☐ Inconsistent: ☐ More information needed: ☐

Notes:

Staff comments: The proposal will further the standard with the planters flanking the new bench. Proposed plant species have not been identified.

1.E.4. NEW SIDEWALK CONSTRUCTION

White pigment shall not be used in the construction of new sidewalks and the surface design shall match the existing abutting sidewalk.

Action Item 4a

Board evaluation: Consistent: ☐ Inconsistent: ☐ More information needed: ☐

Notes:

Staff comments: The applicant has stated the permeable pavers will be a natural colored concrete with an exposed finish, to match adjacent weathered concrete sidewalks.

1.E.6. STREET FURNISHINGS

All street furnishings (bicycle racks, trash containers, street lights, hanging baskets, etc.) shall be consistent with pre-1930s streetscape design and any new street furnishing must be of robust construction and consistent with this design approach.

Board evaluation: Consistent: ☐ Inconsistent: ☐ More information needed: ☐

Notes:

Staff comments: The applicant notes the bench in front of the building will match existing benches in the Historic District. An image of an existing bench is provided in the following pages for reference (Page 8).



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APPLICATION FOR DESIGN REVIEW

| | | |
|--|--------------------------------------|--|
| JOB ADDRESS: 112 Union Avenue, Snohomish WA | | HISTORIC DISTRICT <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No # 16-06-DRB |
| Land Use Designation: HBD | Property Tax #: 0051900500303 | |

| | |
|--|--|
| APPLICANT: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Architect/Designer <input type="checkbox"/> Other: | |
| Property Owner: City of Snohomish | Applicant/Contact: <input checked="" type="checkbox"/> same as owner DENISE Johns |
| Address: 116 Union Avenue | Address: |
| City/St/Zip: Snohomish, WA 98290 | City/St/Zip: |
| Phone: 360 282-3195 | Phone: |
| Email: denise.johns@snohomishwa.gov | Email: |

PROJECT DESCRIPTION:

Briefly describe the project and proposed materials below. "Refer to plans" is not appropriate. Use additional sheets if necessary.

| | |
|--|--|
| Type of Work: <input type="checkbox"/> New Construction <input type="checkbox"/> New Addition <input checked="" type="checkbox"/> Exterior Renovation <input type="checkbox"/> Demolition <input type="checkbox"/> Awning <input type="checkbox"/> Signage <input type="checkbox"/> Fence <input type="checkbox"/> Landscaping <input type="checkbox"/> Historic District Register <input type="checkbox"/> Special Tax Valuation <input type="checkbox"/> Mobile Vendor <input type="checkbox"/> Other | Remove and replace existing sidewalk with permeable concrete pavers to allow permeability to percolation basin for water capture & retention. Add Raised planter, seat wall, water capture/retention feature, construction of masonry, veneered in brick to match surrounding materials. Tree selection per municipal code, small tree or shrub. |
|--|--|

NOTE: Construction, Signs, and Fences require a separate building permit application

- ☐ **Conceptual Review** for direction and feedback on a preliminary design, with the understanding that the project will be reviewed in greater detail at a future meeting. Detailed drawings are not required, however no determination will be issued.
- ☐ **Detailed Review** to obtain a design review determination. Detailed drawings are required. See the Submittal Checklist.

REPRESENTATION AT DRB MEETING:

The representative should have the authority to commit the applicant to make changes that may be suggested or required by the Board.

| | |
|-----------------------------|--|
| Name: Denise Johns | Relationship to applicant: Self |
| Phone # 360 282-3195 | Email: Johns@snohomishwa.gov |

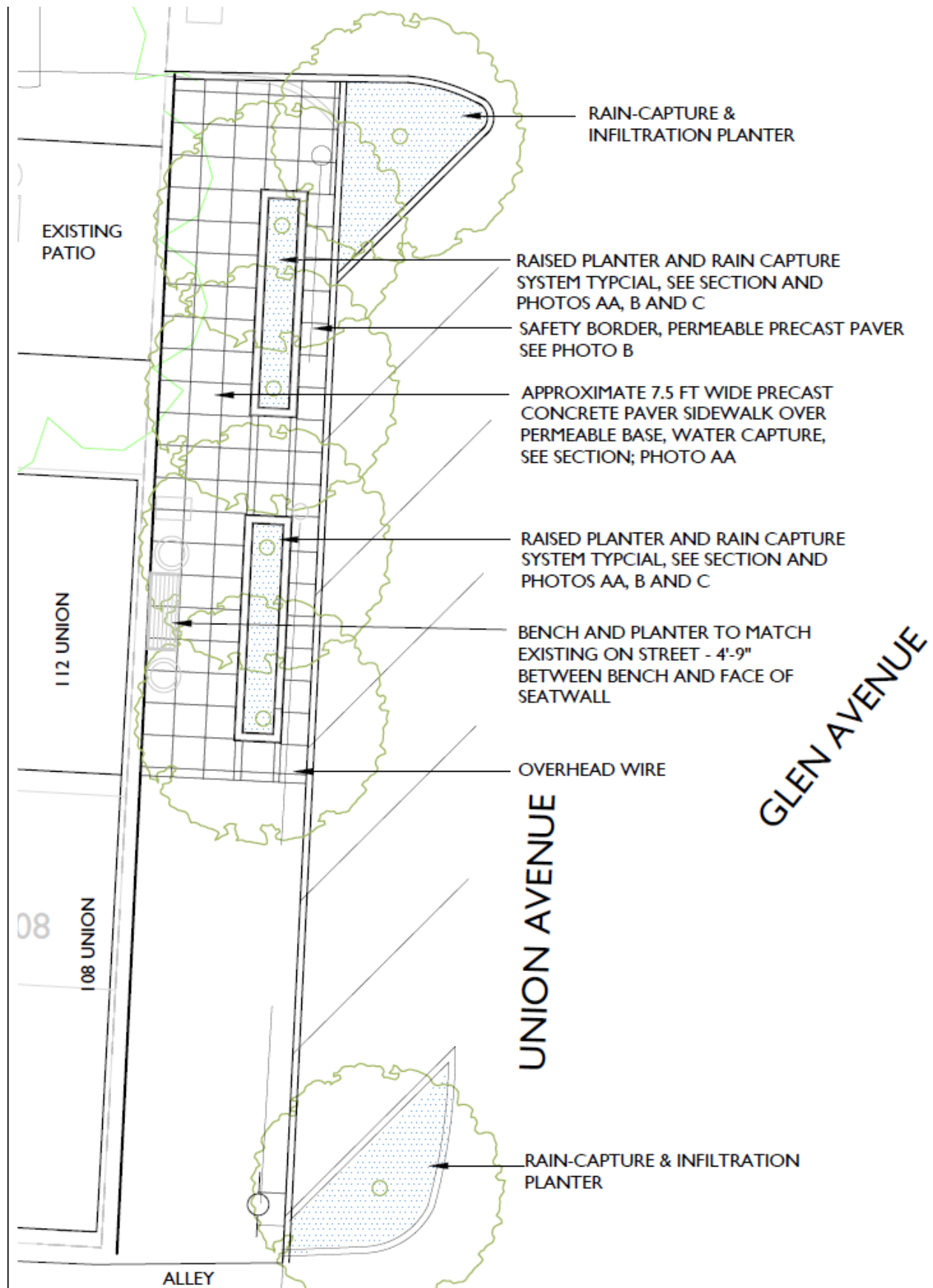
I hereby certify as applicant that the project will be carried out as approved. If subsequent design changes are made, I understand that the application must be amended and resubmitted for consideration and approval prior to the start of construction. **By signing below I further certify that I have read and understand the Historic District Design Standards that are applicable to my project.**

Signature of Owner or Authorized Agent: Denise Johns
 Printed Name: Denise Johns
 Date: 2/26/2016

Action Item 4a



SIDEWALK AT 112 UNION



Action Item 4a



AA. IMPROVED PLANTING, SIDE WALK FOR ENHANCED WALKABILITY



A. PARKING PAVERS FOR WATER CAPTURE (FUTURE)

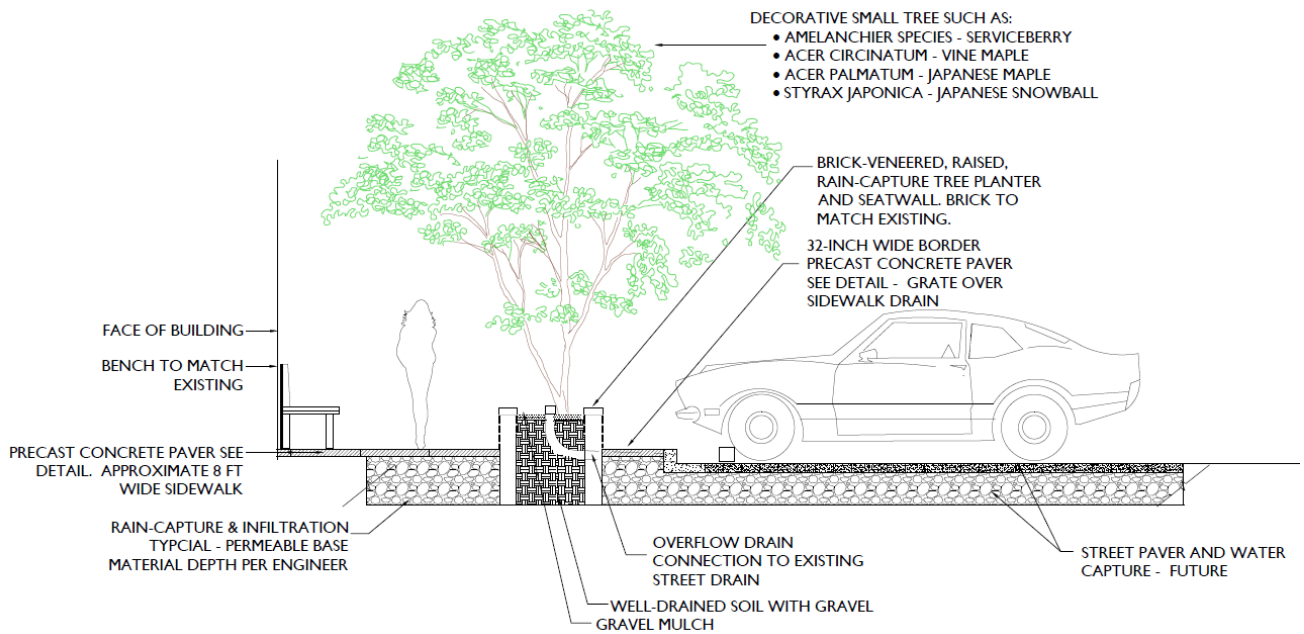


B. SAFETY BORDER AT STREET EDGE



C. PERMEABLE PAVER SIDEWALK

Action Item 4a



EXISTING BRICK VENEER NEAR PROJECT



Existing Historic District bench



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DESIGN REVIEW BOARD STAFF REPORT

| | | | |
|------------------------------|---|---------------------|----------------|
| Design Review Number: | 16-08-DRB | Meeting Date | April 13, 2016 |
| Applicant: | Scott Swoboda and Alex Petrakopoulos | | |
| Property Address: | 801 First Street | | |
| Application Date: | March 21, 2016 | | |
| Project Description: | Outdoor cooler enclosure and public space | | |

Subject Proposal:

The applicant is proposing improvements to the unopened Union Avenue Right-of-Way south of First Street. A 500 square foot public lawn area will be constructed south of the existing outlook deck that was constructed in 2011. A stairway is proposed leading down to this area from the deck attached to 801 First Street (former Eagles building), in addition to a stairway on the western end for access at 901 First Street. An ecology block wall is proposed to create a level area, with a three-foot wide planting bed and fence along the edge. The applicant has stated the fence will match existing fencing at the overlook deck. Further south, adjacent to the access drive within the Union Avenue right-of-way, a concrete pad and 210 square foot building enclosure are proposed for an outdoor walk-in cooler. The enclosure will match the existing garbage enclosure in design and materials. The front of the enclosure will remain open for cooler access. The north, south, and west façades will be faced in beveled cedar lap siding. The roof will be a torch-down flat roof with a parapet.

Project Location:

The site is unopened Union Avenue right-of-way adjacent to 801 First Street, inside the Historic District.

Land-Use Designation:

The project area is within the public right-of-way and is not designated on the Land Use Map.

Requested Review:

The applicant has requested a *detailed* review.

Compliance with the Land Use Development Code - Title 14 SMC

The proposal does not appear to conflict with development regulations in Title 14 SMC, however the overall discussion regarding a license to use the right-of-way will be held separately by the City Council.

Action Item 4b

1.A.4. PUBLIC OUTDOOR SPACES ARE ENCOURAGED

Public outdoor space such as eating and seating areas, plazas, retail alcoves and inner courtyard spaces are encouraged.

Board evaluation: Consistent: ☐ Inconsistent: ☐ More information needed: ☐

Notes:

Staff comments: The proposal furthers the standard, providing additional public gathering space.

1.A.5. LOCATION AND SCREENING OF SERVICE AREAS

Service areas shall be located away from streets and pedestrian areas, and shall be screened to reduce the visual impact of service activities. Wherever possible, these areas shall be located within the building itself.

Board evaluation: Consistent: ☐ Inconsistent: ☐ More information needed: ☐

Notes:

Staff comments: The cooler is considered a service area. The applicant has stated the cooler must be located outdoors due to lack of space inside the building. The cooler location is away from adjacent streets and the proposed enclosure will screen the cooler from pedestrian areas on First Street, as well as the overlook deck and new grassy area.

1.A.6. SCREEN THE FOLLOWING COMPLETELY WITH OBSCURING MATERIAL

Mechanical equipment, garbage containers, recycling containers, utilities, outside storage associated with a business.

Board evaluation: Consistent: ☐ Inconsistent: ☐ More information needed: ☐

Notes:

Staff comments: The applicant is proposing to enclose the cooler with a building with an open front. The enclosure will be faced with cedar lap siding to match the existing garbage enclosure for the building.

1.A.11.LANDSCAPING IN PARKING AREAS

Removal of trees six inches in diameter or greater, measured four feet above ground requires approval of the Design Review Board.

Board evaluation: Consistent: ☐ Inconsistent: ☐ More information needed: ☐

Action Item 4b

Notes:

Staff comments: The proposed cooler pad is located immediately adjacent to a mature cedar tree. The applicant has stated he is working with an arborist regarding the tree, however has not clarified measures to preserve the tree.

1.B.2. COMMERCIAL BUILDING STYLE

Appropriate building materials.

Board evaluation: Consistent: ☐ Inconsistent: ☐ More information needed: ☐

Notes:

Staff comments: The standard is met. The applicant is proposing beveled cedar lap siding to match existing structures on the site.

1.B.2. COMMERCIAL BUILDING STYLE

Historically appropriate building storefronts and roofs.

Board evaluation: Consistent: ☐ Inconsistent: ☐ More information needed: ☐

Notes:

Staff comments: The proposed flat roof with parapet appears to be consistent with the standard to the extent applicable.

3.B. MATERIALS FOR FENCES AND WALLS

No chain link or wire mesh of any type, plastic material, barbed or razor wire, hollow metal tubing smaller than one inch outside diameter, plywood, chipboard, particleboard, or other engineered wood products, pipe fittings used for plumbing or steamfitting, cast concrete without decorative texture or treatment.

Board evaluation: Consistent: ☐ Inconsistent: ☐ More information needed: ☐

Notes:

Staff comments: The proposed fence will match the previously approved fence at the overlook. The proposed ecology block wall will face the vegetated slope with a portion immediately adjacent to the building at 901 First Street. Staff would appreciate the Board's comment on whether the ecology block wall is consistent with the standard.



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APPLICATION FOR DESIGN REVIEW

| | | |
|-------------------------------------|--------------------------------|--|
| JOB ADDRESS: 801 First | | HISTORIC DISTRICT |
| Land Use Designation: COMM-Historic | Property Tax #: 00579400900000 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No # 16-08-DRB |

| | |
|---|----------------------------------|
| APPLICANT: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Architect/Designer <input type="checkbox"/> Other: | |
| Property Owner: Scott A Swoboda | Applicant/Contact: same as owner |
| Address: 3210 Hewitt Ave | Address: |
| City/St/Zip: Everett, WA 98201 | City/St/Zip: |
| Phone: 425-210-1637 | Phone: |
| Email: ScottSw3d@att.net and apetrakopoulos@gmail.com | Email: |

PROJECT DESCRIPTION:

Briefly describe the project and proposed materials below. "Refer to plans" is not appropriate. Use additional sheets if necessary.

| | |
|--|---|
| Type of Work: <input type="checkbox"/> New Construction <input type="checkbox"/> New Addition <input type="checkbox"/> Exterior Renovation <input type="checkbox"/> Demolition <input type="checkbox"/> Awning <input type="checkbox"/> Signage <input type="checkbox"/> Fence <input type="checkbox"/> Landscaping <input type="checkbox"/> Historic District Register <input type="checkbox"/> Special Tax Valuation <input type="checkbox"/> Mobile Vendor <input checked="" type="checkbox"/> Other | Pal Por cooler + enclosed w/ siding to match Building and + existing garage enclosure Site drawings + Location Provided w/ pictures of Site and existing GARAGE enclosure. |
|--|---|

NOTE: Construction, Signs, and Fences require a separate building permit application

- ☐ **Conceptual Review** for direction and feedback on a preliminary design, with the understanding that the project will be reviewed in greater detail at a future meeting. Detailed drawings are not required, however no determination will be issued.
- ☐ **Detailed Review** to obtain a design review determination. Detailed drawings are required. See the Submittal Checklist.

REPRESENTATION AT DRB MEETING:

The representative should have the authority to commit the applicant to make changes that may be suggested or required by the Board.

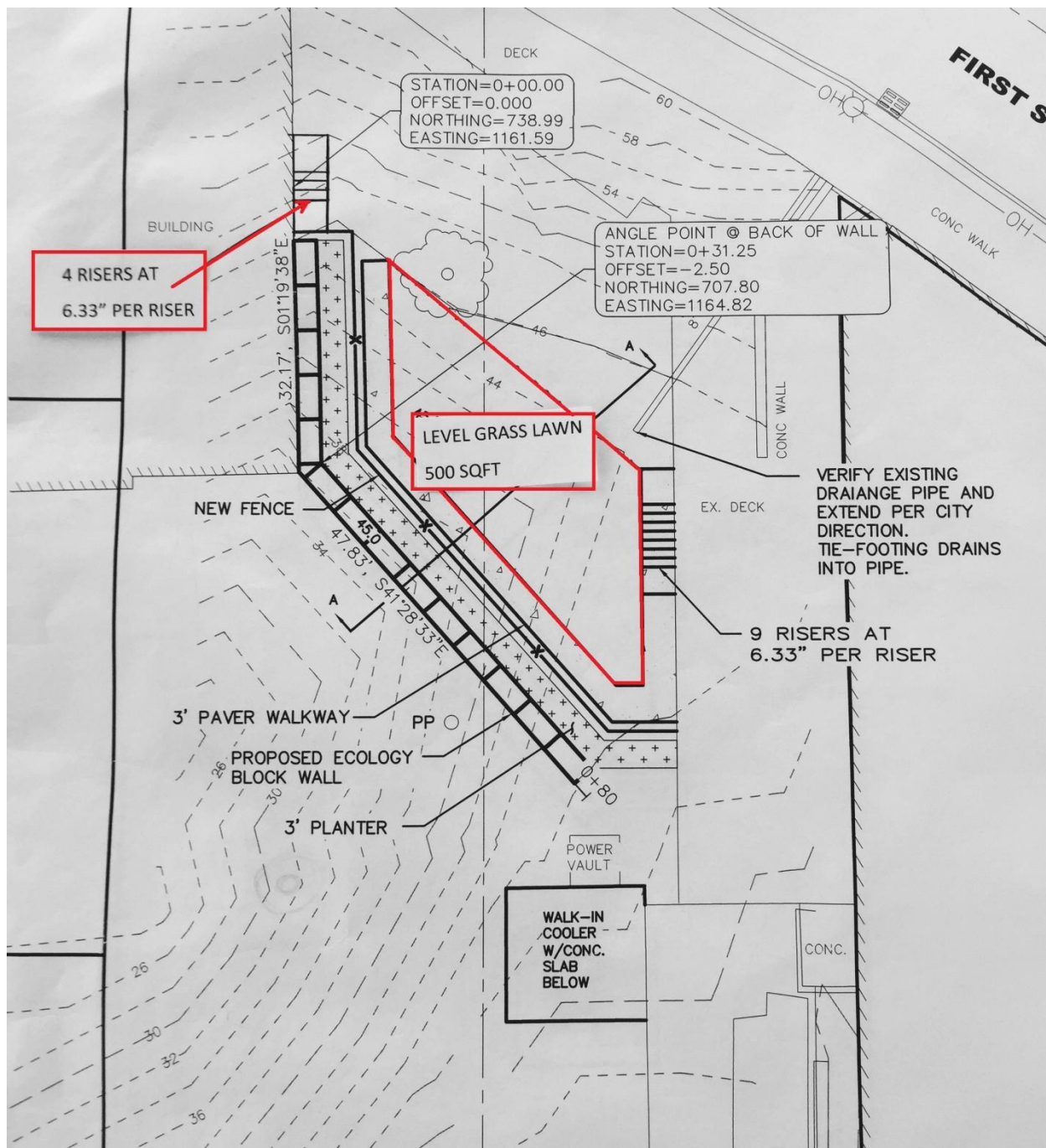
| | |
|----------------------|----------------------------|
| Name: Scott Swoboda | Relationship to applicant: |
| Phone # 425-210-1637 | Email: |

I hereby certify as applicant that the project will be carried out as approved. If subsequent design changes are made, I understand that the application must be amended and resubmitted for consideration and approval prior to the start of construction. By signing below I further certify that I have read and understand the Historic District Design Standards that are applicable to my project.

[Signature]
 Signature of Owner or Authorized Agent

Alex Petrakopoulos 3-18-16
 Printed Name Date

Action Item 4b

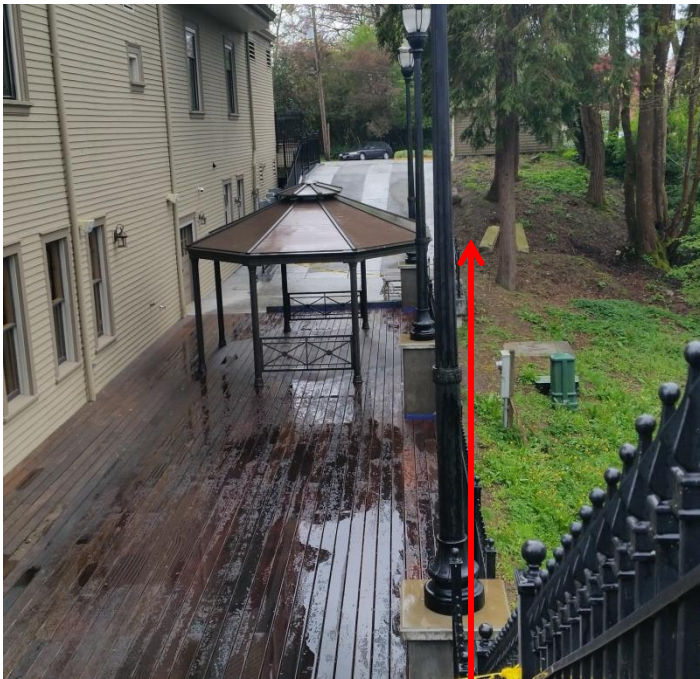


Proposed site plan

Action Item 4b



Staff image of approximate location of proposed grassy area



Staff image of approximate location of proposed outdoor cooler enclosure

Action Item 4b



Existing garbage enclosure



Proposed pad location

Action Item 4b

Email correspondence with applicant; staff questions with applicant response in bold:

1. It appears the cooler pad is located directly adjacent to a large cedar tree. Is this tree proposed to be displaced by the cooler, or will it be preserved? Please describe how the roots will be protected during and after development, and any other measures to ensure the continued health of the tree.

We are working with Rock Ash, an arborist with Ballard Tree Services in regard to the cedar tree.

2. Please describe all proposed plants for the new terraced area, particularly species contained in the 3-foot planter.

As the Plan describes are landscape is the grass, (see drawing) also the new fence, the existing tree, and the textured ecology blocks. In the 3' planter will be something nice.

3. It is staff's understanding that the property owner to the west (901 First St) has requested accommodation of an access stairway in the right of way. Has the plan been modified to include this? If so, please submit those drawings, as the DRB will need to review them.

We met with Property owner (901 First Street) and have included their stairway design.

4. What are the dimensions of the cooler enclosure, including height?

The dimensions for the cooler enclosure are 14'W x 15'L x 11.5'H

5. What style roof is proposed? What is the proposed roof slope? What are the proposed materials?

A parapet roof style is our design. A flat roof with a slant to the rear. Torch down is the material.

6. What will the front of the enclosure look like? Will it include a door or a gate? What materials are proposed?

The front of the enclosure will be a centered cooler door with siding on either side.

7. Please confirm the enclosure siding material. Will it be cement fiber lap siding?

The enclosure siding material is primed and painted same color as garbage enclosure 5 1/2" beveled cedar siding.

8. Is there any additional proposed landscaping associated with the project?

Yes we are thinking about on the backside of the fence we are going to install metal screens with art deco designs. We might or might not something real nice though.



CITY OF SNOHOMISH

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DESIGN REVIEW BOARD STAFF REPORT

| | | | |
|------------------------------|--|---------------------|----------------|
| Design Review Number: | 16-09-DRB | Meeting Date | April 13, 2016 |
| Applicant: | Botesch, Nash & Hall Architects | | |
| Property Address: | 1103 Pine Avenue (Emerson Elementary School) | | |
| Application Date: | March 30, 2016 | | |
| Project Description: | Front entry enclosure | | |

Subject Proposal:

The applicant is proposing to enclose the front entry and a covered walkway to increase security at the elementary school. Although the site is located outside the Historic District, the proponent is a public agency and therefore the proposal falls under the purview of the DRB under SMC 14.230.030B.

The front entry features an existing brick column and planter wall that will remain, with new walls faced in stucco siding. A new window is proposed on the side of the entry area. The proposed window is six feet wide by eight feet tall, aluminum safety glass. A glazed double entry hollow metal door is proposed with satin stainless steel hardware. The approximately 70 foot long covered walkway on the north side of the campus will also be enclosed. An existing low concrete wall will remain, with new wall area faced in cement fiber lap siding with a four-inch exposure and cement fiber corner trim. Two new half-glazed hollow metal double doors with satin stainless steel hardware are proposed at either end of the walkway. A row of 16 clerestory aluminum windows is proposed at the top of the wall. Proposed dimensions for the windows between doorways is two feet, ten inches wide and one and a half feet tall. Two narrower windows, two feet three inches in width are proposed on the far east side.

Project Location:

The site is addressed as 1103 Pine Avenue, outside the Historic District.

Land-Use Designation:

Single Family Residential

Requested Review:

The applicant has requested a *detailed* review.

Compliance with the Land Use Development Code - Title 14 SMC

Action Item 4c

The proposal does not appear to conflict with development regulations in Title 14 SMC.

BUILDING DESIGN

Prominent Entrance

STANDARDS:

1. The building's principal entrance shall be marked by at least one element from each of the following groups:

GROUP A

- a) recess
- b) overhang
- c) canopy
- d) portico
- e) porch

GROUP B

- a) clerestory
- b) glass window(s) flanking door
- c) ornamental lighting fixtures
- d) large entry door(s)

GROUP C

- a) stone, masonry, or tile paving in entry
- b) ornamental building name or address
- c) pots or planters with flowers
- d) seating

2. Some form of weather protection shall be provided. This can be combined with the method used to achieve visual prominence, above.

Board evaluation: Consistent: ☐ Inconsistent: ☐ More information needed: ☐

Notes:

Staff comments: The proposed front entry will include a roof overhang from Group A (existing), and large entry doors from Group B. Existing brick elements and wood benches are consistent with Group C.

Massing (not applicable to Industrial Development)

STANDARDS:

1. Buildings shall have a distinct "base" at the ground level, using articulation and materials such as stone, masonry, or decorative concrete. Distinction may also occur through the following:
 - ❖ Windows
 - ❖ Architectural details
 - ❖ Canopies
 - ❖ Bays
 - ❖ Overhangs
 - ❖ Masonry strips and cornice lines
2. The "top" of the building shall emphasize a distinct profile or outline with elements such as a projecting parapet, cornice, upper level stepback, or pitched roofline.

GUIDELINES:

1. The "middle" of the building may be made distinct by change in material color, windows, balconies, stepbacks, and signage.

Board evaluation: Consistent: ☐ Inconsistent: ☐ More information needed: ☐

Notes:

Staff comments: Both the front entry and the walkway have an existing base element with a low wall; brick at the entry and concrete at the walkway. The top element is also existing in both areas, as both areas are covered. The front entry has an overhanging roof element, while the walkway has a shed roof with a small eave.

Action Item 4c

Ground Level Details (not applicable to Industrial Development)

STANDARDS:

1. Ground-floor, street-facing façades of commercial and mixed use buildings shall incorporate at least 5 of the following elements:
 - ❖ Medallions
 - ❖ Belt courses
 - ❖ Plinths for columns
 - ❖ Kickplate for storefront window
 - ❖ Lighting of hanging baskets supported by ornamental brackets
 - ❖ Projecting sills
 - ❖ Tilework
 - ❖ Pedestrian scale sign(s) or sign(s) painted on windows
 - ❖ Planter box
 - ❖ An element not listed here that meets the intent
2. Building façades not facing a street shall incorporate at three of the items listed above.

Board evaluation: Consistent: ☐ Inconsistent: ☐ More information needed: ☐

Notes:

Staff comments: The school is not a commercial or mixed use building, and so the standard is interpreted not to apply. The front entry faces the parking area, and is set back significantly from Pine Avenue. A sign is proposed above the doorway, and the existing brick column provides some additional visual interest.

Screening Blank Walls

STANDARDS:

1. Walls shall have architectural treatment if they are fifty feet in length or more and facing streets, or are visible from residential areas where windows are not provided. Ground-floor, street-facing façades shall incorporate at least four of the following elements:
 - ❖ Masonry (not flat concrete block)
 - ❖ Concrete or masonry plinth at wall base
 - ❖ Belt courses of different texture and color
 - ❖ Projecting cornice
 - ❖ Projecting metal canopy
 - ❖ Decorative tilework
 - ❖ Trellis with planting
 - ❖ Medallions
 - ❖ Change of paint color
 - ❖ Opaque or translucent glass
 - ❖ Artwork
 - ❖ Vertical articulation
 - ❖ Lighting fixtures
 - ❖ Recesses
 - ❖ An architectural element not listed above, as approved, that meets the intent

Board evaluation: Consistent: ☐ Inconsistent: ☐ More information needed: ☐

Notes:

Staff comments: The walkway is in excess of 50 feet, and incorporates a concrete base with artwork (existing), changes in materials as well as color, and clerestory windows. The walkway faces the parking lot and athletic fields rather than a residential area or street.



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APPLICATION FOR DESIGN REVIEW

| | | |
|--------------------------------------|-----------------|---|
| JOB ADDRESS: 1103 Pine Street | | HISTORIC DISTRICT |
| Land Use Designation: | Property Tax #: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | | # 16-09-DRB |

| | |
|--|--|
| APPLICANT: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Architect/Designer <input type="checkbox"/> Other: | |
| Property Owner: | Applicant/Contact: |
| Snohomish School District | same as owner ANDREW M. HALL ARCHITECT |
| Address: 1401 AVENUE D | Address: 2727 OAKED AVENUE |
| City/St/Zip: SNOHOMISH, WA 98290 | City/St/Zip: EVERETT, WA 98201 |
| Phone: 360.563.7300 | Phone: 425.259.0868 |
| Email: | Email: andy@bnharch.com |

PROJECT DESCRIPTION:

Briefly describe the project and proposed materials below. "Refer to plans" is not appropriate. Use additional sheets if necessary.

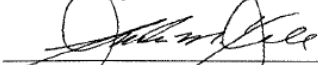
| | |
|--|--|
| Type of Work: | Security Upgrades to existing ingress/egress areas of Emerson Elementary School. The purpose of the security upgrades to the front entry is to create a secure check in area for incoming visitors. The relocation of the entry door will channel visitors into the front office where security staff is located. The visitors will be required to check in with the security staff BEFORE they are allowed entry into the main school buildings. |
| <input type="checkbox"/> New Construction | |
| <input type="checkbox"/> New Addition | |
| <input checked="" type="checkbox"/> Exterior Renovation | Security upgrades to the existing walkway will allow students to exit the building directly on to the play area and be allowed entry back into the building by staff or volunteers only. These doors will remain locked at all times. |
| <input type="checkbox"/> Demolition | |
| <input type="checkbox"/> Awning | |
| <input type="checkbox"/> Signage | The proposed security upgrades at Emerson Elementary School includes the following: |
| <input type="checkbox"/> Fence | Front Entry |
| <input type="checkbox"/> Landscaping | <ul style="list-style-type: none"> Enclosure of an existing canopied entry area New front doors |
| <input type="checkbox"/> Historic District Register | Existing covered walkway |
| <input type="checkbox"/> Special Tax Valuation | <ul style="list-style-type: none"> Enclosure of the existing walkway between the existing buildings Addition of 2-doors |
| <input type="checkbox"/> Mobile Vendor | |
| <input type="checkbox"/> Other | NOTE: Construction, Signs, and Fences require a separate building permit application |
| <input type="checkbox"/> Conceptual Review for direction and feedback on a preliminary design, with the understanding that the project will be reviewed in greater detail at a future meeting. Detailed drawings are not required, however no determination will be issued. | |
| <input checked="" type="checkbox"/> Detailed Review to obtain a design review determination. Detailed drawings are required. See the Submittal Checklist. | |

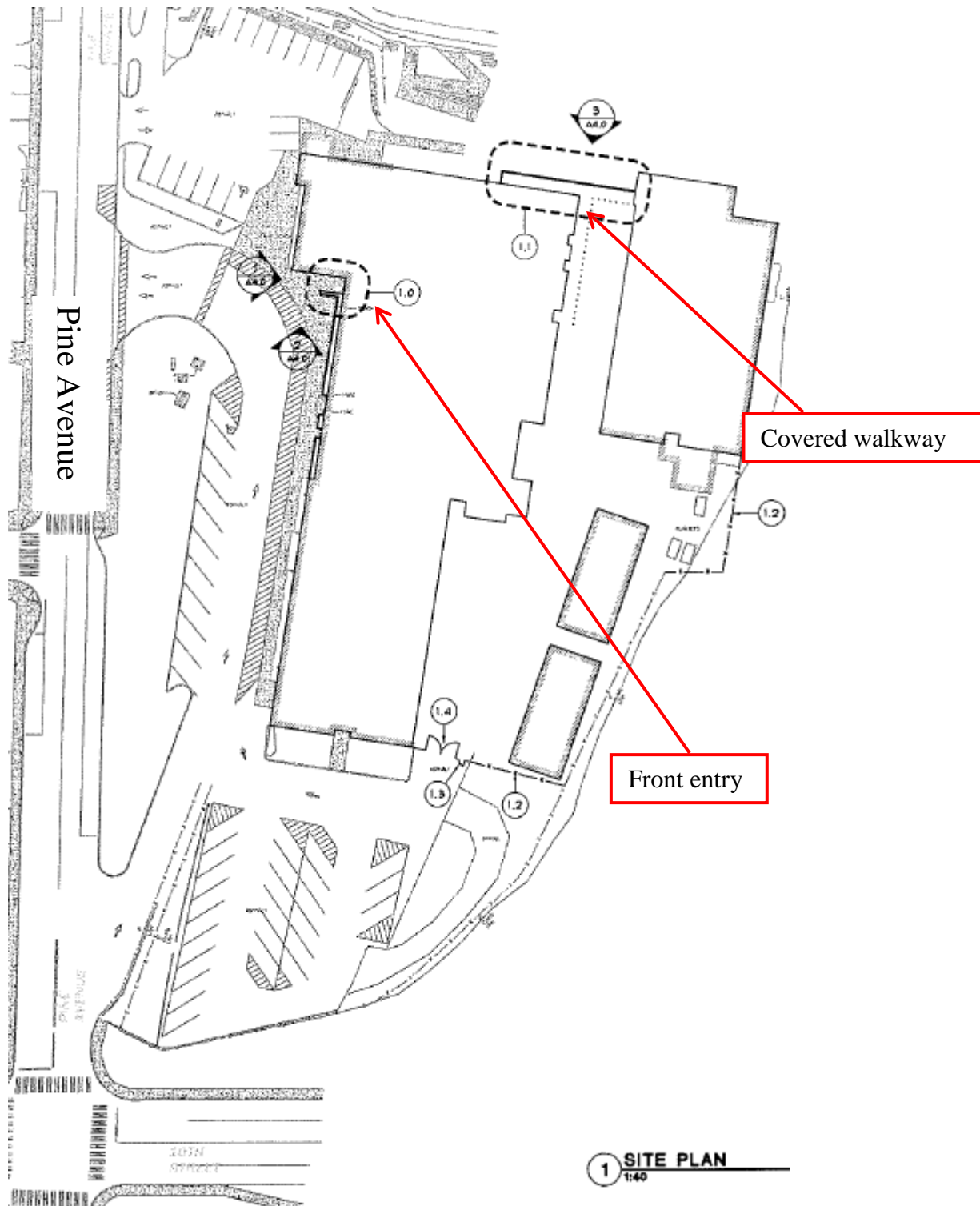
REPRESENTATION AT DRB MEETING:

The representative should have the authority to commit the applicant to make changes that may be suggested or required by the Board.

| | |
|---------------------------------|---|
| Name: ANDREW M. HALL AIA | Relationship to applicant: ARCHITECT |
| Phone # 425.259.0868 | Email: andy@bnharch.com |

I hereby certify as applicant that the project will be carried out as approved. If subsequent design changes are made, I understand that the application must be amended and resubmitted for consideration and approval prior to the start of construction. By signing below I further certify that I have read and understand the Historic District Design Standards that are applicable to my project.

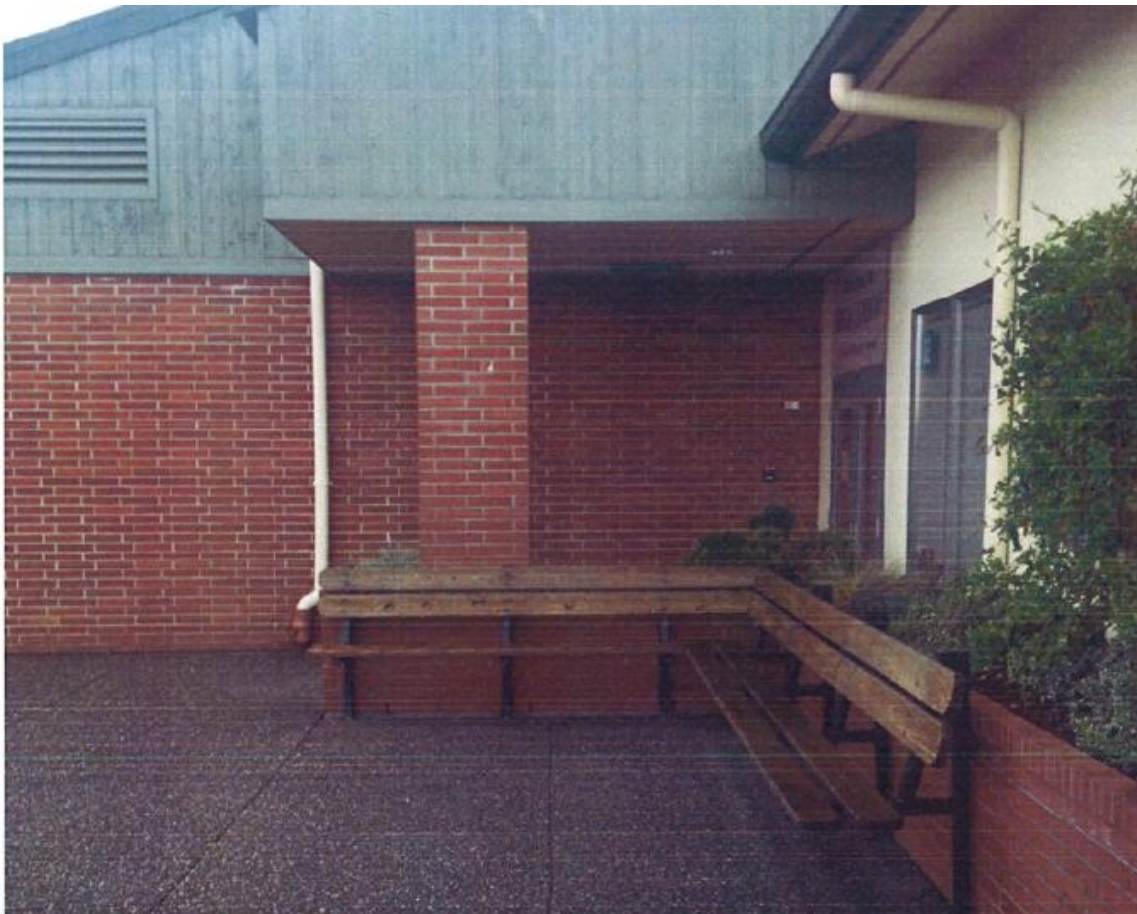
| | | |
|---|----------------|-----------|
|  | ANDREW M. HALL | 3-30-2016 |
| Signature of Owner or Authorized Agent | Printed Name | Date |



Action Item 4c



Existing front entry to be enclosed



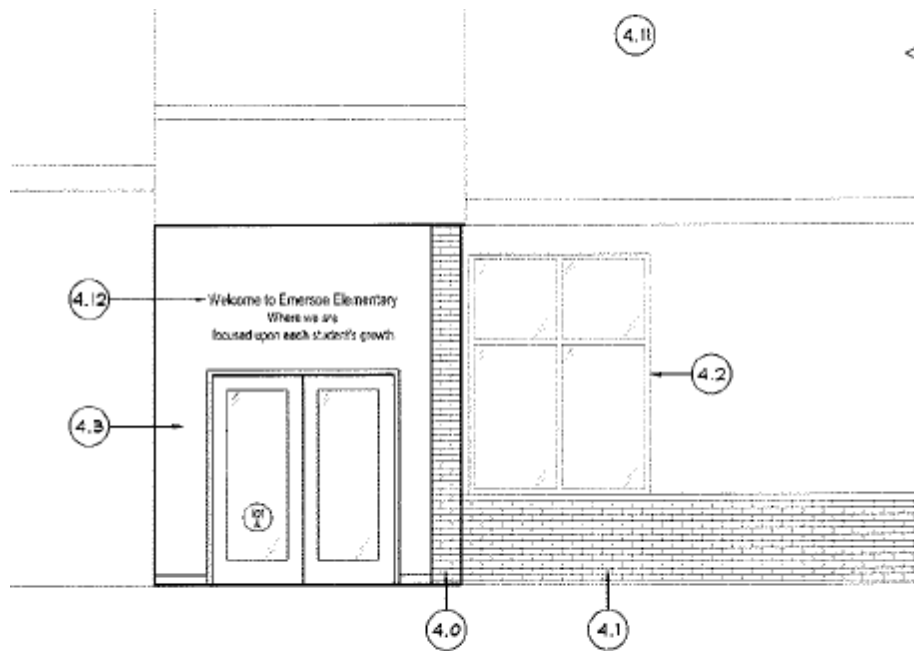
Side view of front entry

Action Item 4c

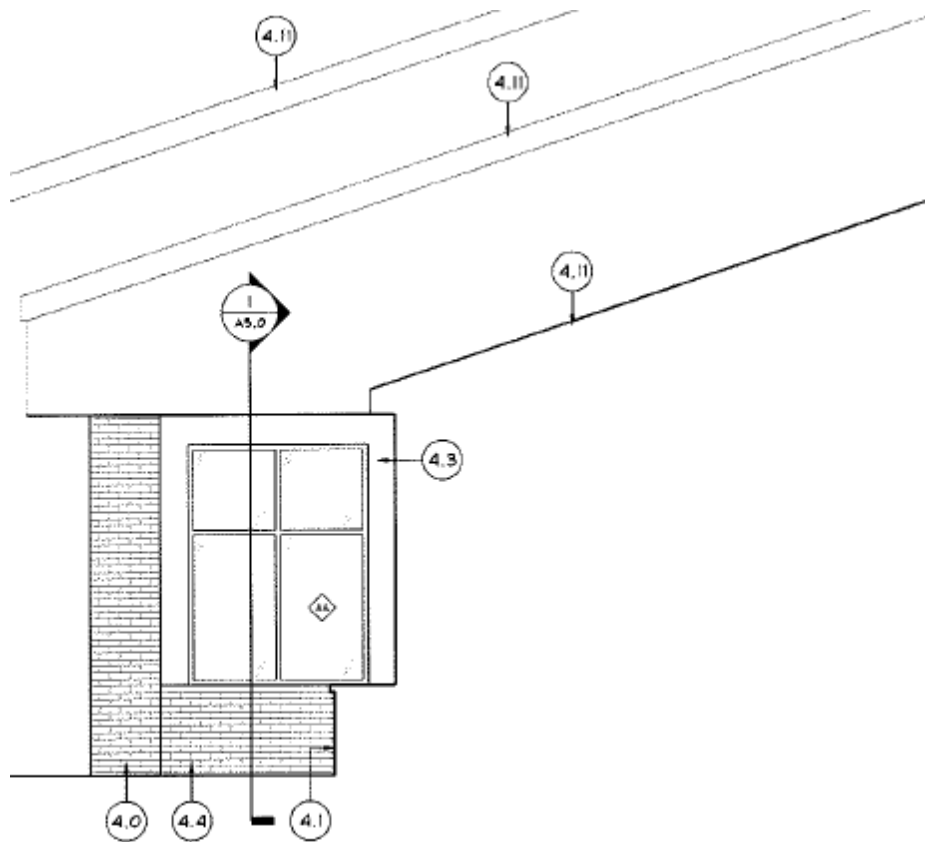


Existing covered walkway to be enclosed

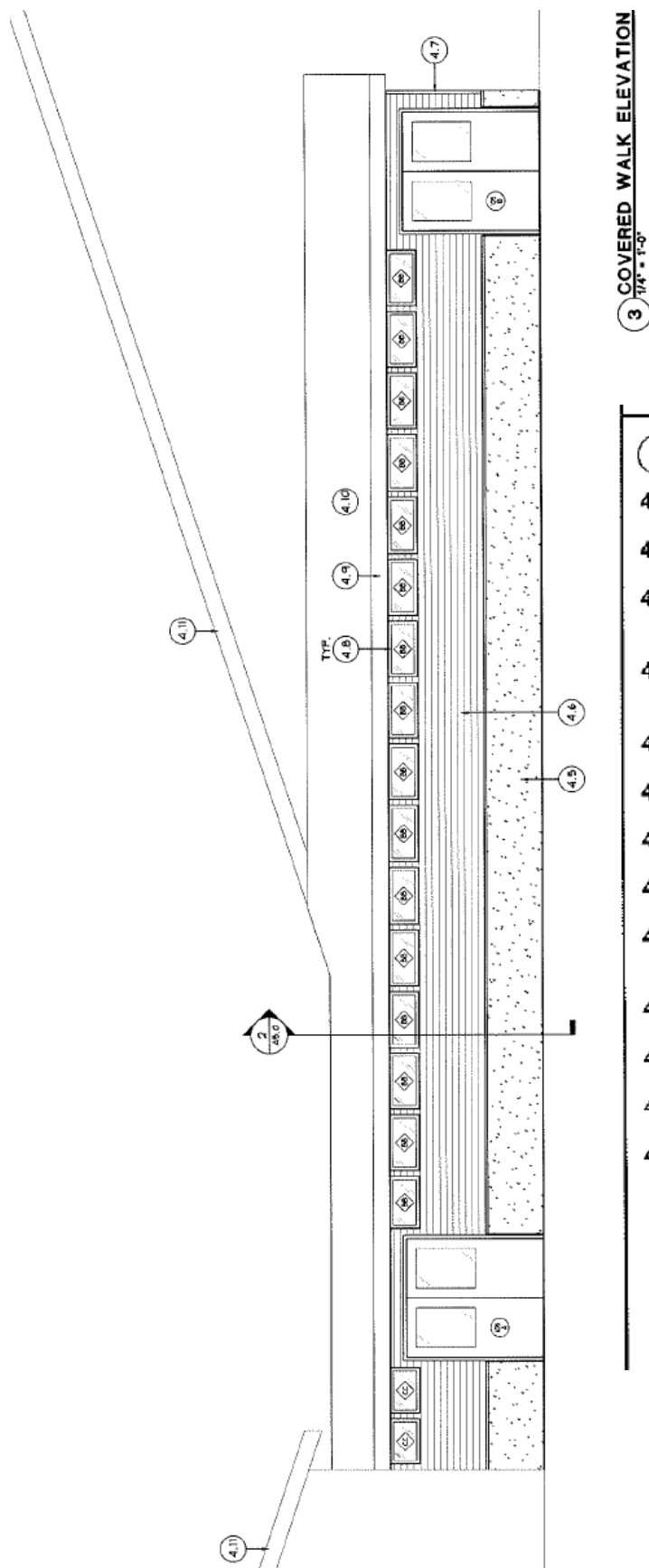
Action Item 4c



1 MAIN ENTRANCE FRONT ELEVATION
1/4" = 1'-0"



2 MAIN ENTRANCE SIDE ELEVATION
1/4" = 1'-0"

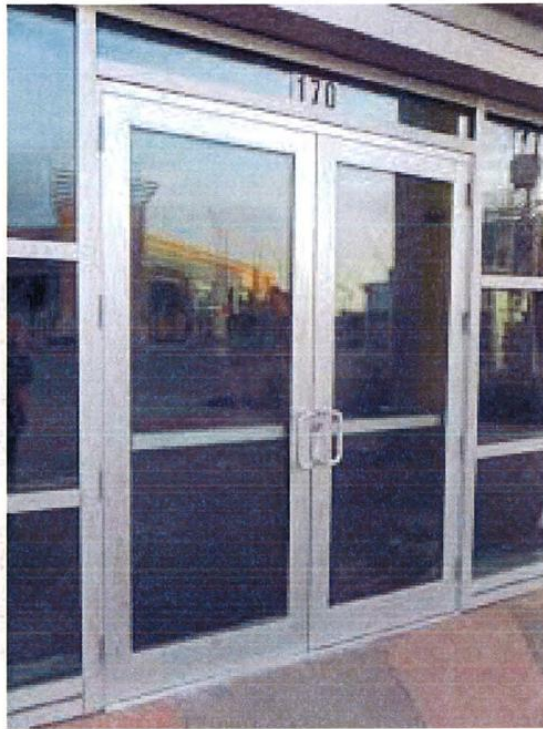


3 1/4" = 1'-0"

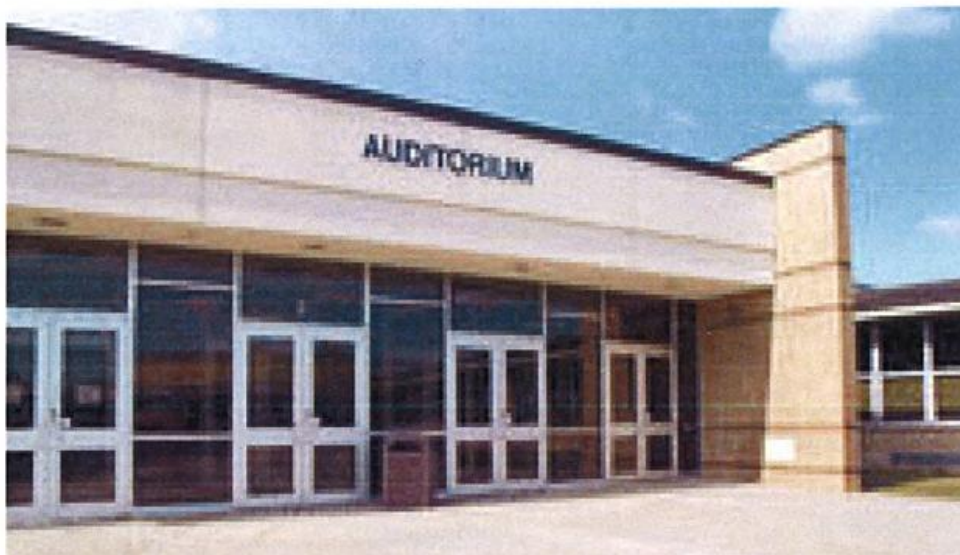
- | # | KEYNOTE |
|------|--|
| 4.0 | EXISTING BRICK COLUMN |
| 4.1 | EXISTING BRICK PLANTER |
| 4.2 | VERIFY EXISTING WINDOW DIMENSIONS, WINDOW AA TO MATCH |
| 4.3 | STUCCO WALL SYSTEM TO MATCH EXISTING |
| 4.4 | RE-USE EXISTING BRICK |
| 4.5 | EXISTING CONCRETE WALL |
| 4.6 | HARDI PLANK SIDING WITH 4" EXPOSURE |
| 4.7 | HARDI PLANK CORNER TRIM |
| 4.8 | FIELD VERIFY WINDOW FITS BETWEEN EXISTING 4x4 COLUMNS |
| 4.9 | EXISTING TRIM AND GUTTER |
| 4.10 | EXISTING ROOF |
| 4.11 | EXISTING BUILDING |
| 4.12 | CAST ALUMINUM LETTERS, ARIEL MEDIUM FONT EXCEPT THE WORD 'EACH' IS TO BE ARIEL BOLD FONT. EACH LETTER IS TO BE POST MOUNTED, BACK OF LETTERS TO BE HELD OUT FROM WALL 1/8" +/- . CAPITAL LETTERS TO BE 4-1/2" HIGH AND LOWER CASE LETTERS TO BE 3" HIGH. |

Action Item 4c

Entry Door with Reinforced Glass



Exterior Doors with Reinforced Glass



Stucco Siding

Color and exterior stucco siding will match existing school color and exterior stucco siding.

Discussion Item 5a

Date: April 13, 2016
To: Design Review Board
From: Brooke Eidem, Associate Planner
Subject: Potential Conceptual Review
Exterior Modifications at 322 Avenue A

A potential buyer for the property at 322 Avenue A has expressed interest in having a preliminary discussion with the Design Review Board regarding exterior modifications to the building. The home was constructed in 1890 according to the Snohomish County Assessor, and is currently a four-unit multifamily apartment.



Snohomish County Assessor photo

Discussion Item 5b

Date: April 13, 2016

To: Design Review Board

From: Brooke Eidem, Associate Planner

Subject: Summary of Individual Member Design Reviews – March 4, 2016 – April 6, 2016

There were no individual reviews conducted the previous month.